

**GSA OFFICE OF ADMINISTRATIVE SERVICES (OAS)  
OFFICE OF INTERNAL ACQUISITION DIVISION (OIA)  
Award Decision Memorandum  
Contract/Order Number: 47HAA019A0014 / 47HAA020F0229**

**I. BACKGROUND AND INTRODUCTION**

<b>Title of Requirement</b>	<b>Project Management Support – Region 2</b>
<b>Requiring Office</b>	<b>Office of Facilities Management</b>
<b>Requisition Number</b>	<b>(b) (5)</b>
<b>Pegasys Document Number</b>	<b>GD-47HAA020F0229</b>
<b>Solicitation Number</b>	<b>47HAA020Q0191</b>
<b>Contract/Order Number</b>	<b>47HAA020F0229</b>
<b>Contract Type</b>	<b>Firm Fixed Price</b>
<b>NAICS Code</b>	<b>541519 - Other Computer Related Services</b>
<b>Product Service Code</b>	<b>R499</b>
<b>Contractor Name</b>	<b>Omnisolve, Inc.</b>
<b>Contractor Address</b>	<b>7926 JONES BRANCH DR STE 540 MC LEAN, VA 22102</b>
<b>Contractor DUNS Number</b>	<b>(b) (4)</b>
<b>Contractor POC Name</b>	<b>(b) (6)</b>
<b>Contractor POC Email/Phone</b>	<b>(b) (6)</b>
<b>Base Period of Performance</b>	<b>10/01/2020 - 09/30/2021</b>
<b>Number of Option Periods</b>	<b>4</b>
<b>Government Estimate</b>	<b>(b) (5)</b>
<b>Total Estimated Cost or</b>	<b>(b) (5)</b>

<b>Price</b>	
<b>Place of Performance</b>	<b>Washington, DC</b>
<b>COR Name</b>	<b>Cindy Baldalato</b>
<b>COR Email/Phone</b>	<b>cindy.baldalato@gsa.gov</b>
<b>Contracting Officer Name</b>	<b>Sharmel Lane</b>
<b>Contracting Officer Email/Phone</b>	<b>sharmel.lane@gsa.gov</b>
<b>Contract Specialist Name</b>	<b>n/a</b>
<b>Contract Specialist Email/Phone</b>	<b>n/a</b>

## **II. PURPOSE OF THIS NEGOTIATION**

A BPA Call against the PM BPA will be issued to fulfill OFM's requirement for Project Management support services. A solicitation was issued to the BPA holders on September 21, 2020 and the technical quotes were due on Tuesday, September 29, 2020. Two (2) responses were received timely and the TEB completed their evaluation on Wednesday, September 30, 2020.

The Government intends to award without discussions. This memorandum will serve as documentation of the award decision.

## **III. RATIONALE FOR CHOICE OF INSTRUMENT**

Market research determined the existing PM Support BPA was the most viable option to meet the Office of Facilities Management's need for Project Management support.

For this action GSA will award a Firm-Fixed Price (FFP) task order that is most advantageous for the Government because the requirements are well defined and it places full risk and responsibility on the vendor.

## **IV. CONTRACT/TO BACKGROUND**

### **Description of supply/service and procurement situation:**

The subject procurement will support the General Services Administration (GSA), Office of Facilities Management by obtaining project management services in support of the Smart Buildings program. This scope of work requires a broad understanding of facilities management and the industry partner should be prepared to provide the

capabilities contained in the following knowledge areas:

- Automated Building Analytics & Measurement Systems (ABAMS)
- National facility information and mechanical naming standards
- Smart workplace strategies
- Maintenance Excellence Initiatives
- National Asset Inventories and Conversion (AISC) processes

The specific requirements/tasks are as follows:

#### **Smart Buildings Support**

The specific responsibilities and duties include, but are not limited to:

- Support overall smart buildings strategy as needed.
- Provide support and recommendations as necessary to assist in developing regional/national standards for smart buildings.
- Provide industry experts assigned to all regions for development and project questions and advisory.
- Support GSALink requirements, Vendor Management, Project Management, Program management for 250 building road map
- Support requirements development and enhancements for new buildings.
- Support project compatibility requirements and coordination between NCMMS and GSALink projects.
- Provide as needed reporting/analytics to assist service centers handling and tracking the KPI measures associated with SPARKS.

#### **National Computerized Maintenance Management System Support**

The specific responsibilities and duties include, but are not limited to:

- Provide business line Project Management (including Sub-Contractor(s)) for Asset/PM Inventory Scrubbing and location validation through NCMMS implementation.
- Provide Quality Control for NCMMS for business line for Large Scale Multi-Site CMMS installs,
- Provide business line Project Management to all NCMMS and GSA PBS's commitment to a 2015 CMMS footprint across all 11 Regions.
- Implement NCMMS business strategy and conventions within Maximo.
- Provide 2nd tier training support to NCMMS users.
- Provide as needed reporting/analytics to assist service centers handling and tracking the KPI measures.

#### **FMSP Analytical Support**

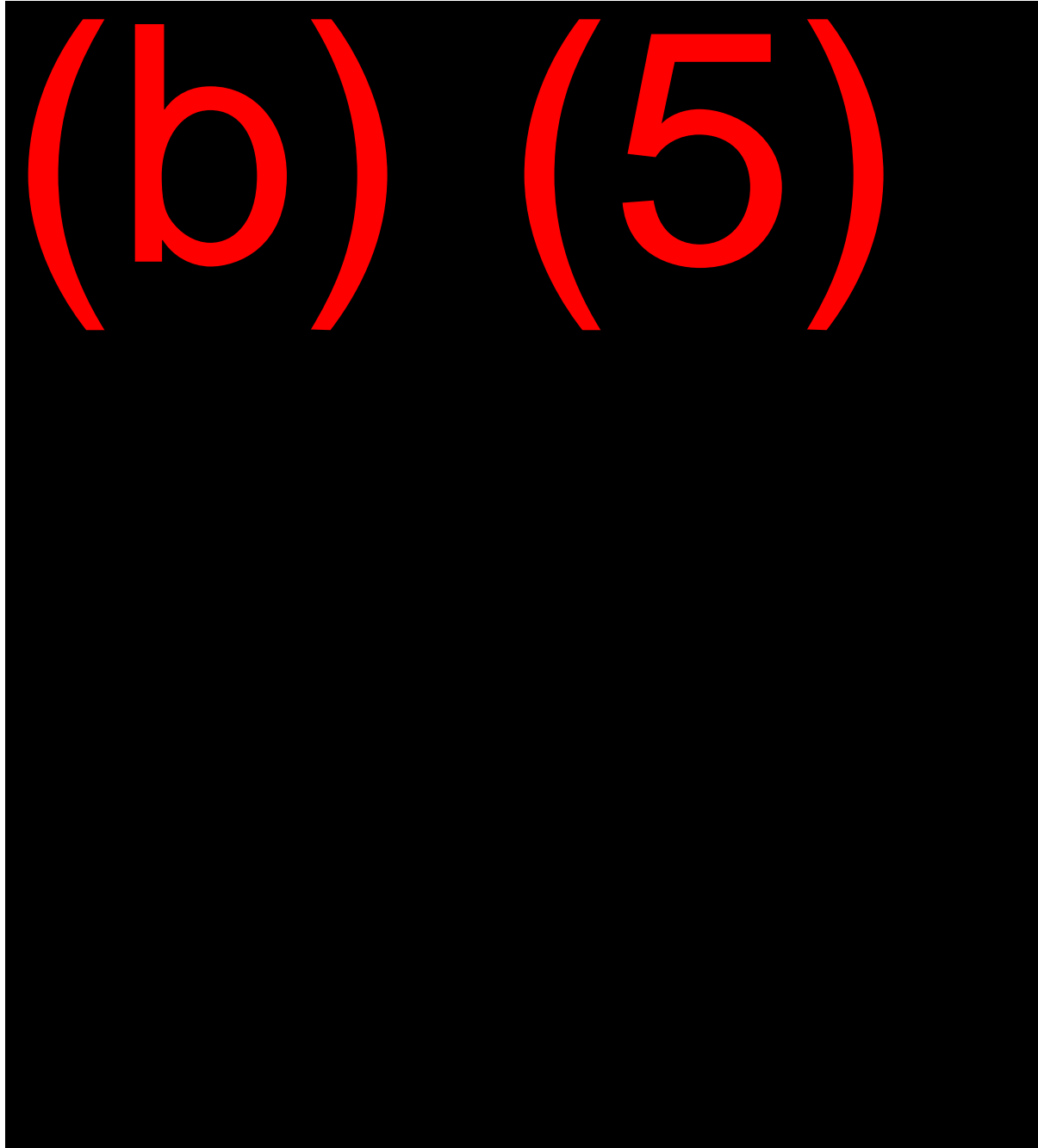
The specific responsibilities and duties include, but are not limited to:

- Support designing Performance Measurements and Balanced Scorecards.
- Support federal policies related to procurement, sustainability, and facilities management.
- Supporting the Overtime utilities program including: Oversight, Maintenance of Google Site, maintenance of performance metrics, facilitation of national meetings, working with developers and users, and supporting training.

- Support custodial, maintenance, and utilities analysis and overall FMSP Project Management activities

The proposed contract type is a Firm Fixed Price task order. (b) (5)  
[REDACTED] This BPA call will have a base period and two (2) consecutive 12-month option periods.

## V. MILESTONE SCHEDULE



## VI. DISCUSSION

### A. Overview of the Procurement Process

A comprehensive acquisition plan was completed (b) (5) A solicitation was issued on September 21, 2020 to all BPA holders. The solicitation was amended a total of one time. The issues addressed by each amendment are listed below:

Amendment No	Date Issued	Content
1	September 24, 2020	Government Responses

On September 23, 2020, the question and answer period was officially completed. Quotations were received on September 29, 2020.

A total of two (2) quotations were received, from the following vendors:

Offeror #	Company Name
1	(b) (5)
2	(b) (5)

### B. Technical Evaluation Committee Methodology and Scoring

Prior to the technical evaluation kickoff meeting, all TET members signed the requisite Conflict of Interest Statements and non-disclosure forms and returned them to the Contracting Officer. (b) (5)

On September 29, 2020, the Contracting Office held a meeting with the TET to explain all elements of the evaluation process (rules and best practices); and provided the chair and members with clear and specific guidance. The CO provided each panel member with electronic copies of evaluation sheets (1 set for each quotation).

(b) (5)

(b) (5)

(b) (5)

Summary of Key Documents

1. Vendor Quotations:

(b) (5)

2. Document

All required documentation for this award has been uploaded to the required tab of the electronic contract file in accordance with OIA’s New Award Contract File checklist.

VII. COMPETITIVE QUOTATION ANALYSIS (EVALUATION OF VENDORS)

Best value will be determined by evaluating the quotations received using the following evaluation factors: [Technical Understanding of the Requirements, Staffing Approach, and Past Performance] and Price.

Technical factors/criteria are listed in descending order of importance, but when combined are significantly more important than Price. (b) (5)

(b) (5)

A. Quote Analysis

The table below reflects the summary of the technical ratings evaluated by the Government. (b) (5)

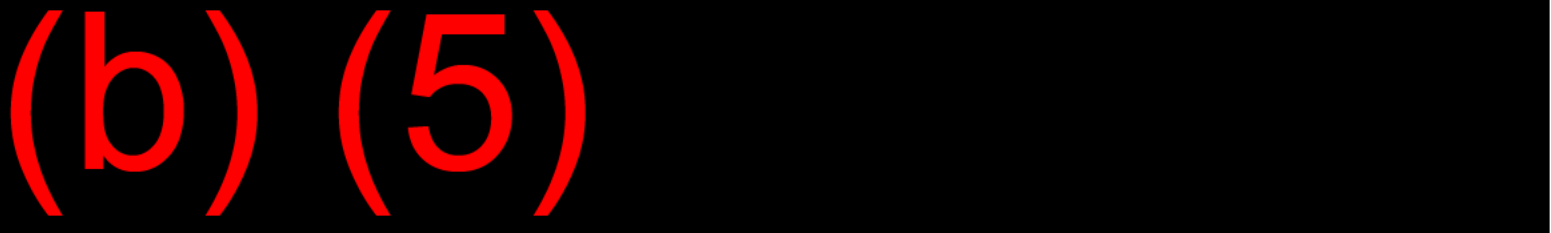
		(b) (5)			Consensus
(b) (5)	Factor 1	(b) (5)			
	Factor 2				
	Factor 3				
(b) (5)	Factor 1	(b) (5)			
	Factor 2				
	Factor 3				

(b) (5)




#### B. Price Analysis

(b) (5)



The Government requested that all vendors utilize the required Price quote template enclosed in the Request for Quotation. Vendors provided the completed worksheet with Volume II (Price Quotation).

(b) (5)



**Option Period Analysis:**

(b) (5) [REDACTED] The total value, including base and option periods, was evaluated for each vendor and included in the overall determination of the best value to the Government.

**VIII. COMPLIANCES**

This procurement was set-aside for small businesses. The Request for Quotation was formulated utilizing FAR 8.405 procedures. All evaluated vendors are small businesses.

(b) (5) [REDACTED]

**IX. OTHER CONSIDERATIONS**

There are no special considerations to be made in this procurement.



## **X. AWARD RECOMMENDATION**

The Government has determined in accordance with the requirements as stated in the solicitation Omnisolve offers the best value to the Government.

The price submitted is fair and reasonable (b) (5)

. Considering price and technical merit, Omnisolve's quotation represents the best value to the Government, and I recommend that a BPA Call be awarded.

## **XI. SIGNATURES**

The following signatures represent agreement with the above pre-negotiation objectives and commencement of negotiations:

Recommended / Prepared by:

DocuSigned by:  
(b) (6)  
4DD845F2DF6D47E...

Date: 09/30/2020

Sharmel Lane

Contracting Officer, OIA, H1AW